

10-10-3: GENERAL REQUIREMENTS:

	C-1	C-2	C-3
A. Minimum lot area	None	None	None
B. Maximum zone area	5 acres	None	None
C. Minimum yard setbacks from property line (in feet)			
1. Front	25	25	25
2. Side	10	10	10
3. Side facing a street on a corner lot	25	25	25
4. Rear	10	10	10
D. Building heights (in feet)			
1. Minimum	8	8	8
2. Maximum	35	35	35
3. Heights are maximum unless specifically approved to a greater height by the planning commission.			

(Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)

E. Site Plan Approval:

1. A site plan shall be submitted, drawn to scale, and of sufficient size and detail to show building locations, yard setbacks, ingress and egress drives, parking areas, landscaped areas and such other improvements as may be required relating to the specific use proposed.
2. The site plan, or an additional plan drawn to the same scale, shall show utility locations, including water, power, telephone, cable TV, sewer or septic tank location, fire hydrants, street improvements and such other public improvements as may be required.

3. Planning commission review and approval shall precede the issuance of any building permit for site improvement, or construction permit for utility systems. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001)